

12 November 2021

Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

**Attention: Shannon Turkington**

**PACIFIC HIGHWAY (HW10): PLANNING PROPOSAL PP\_2020\_CCOAS\_XX\_00, TO REZONE THE SUBJECT LAND FROM RE2 PRIVATE RECREATION TO R2 LOW DENSITY RESIDENTIAL AND FROM RU6 TRANSITION TO R2 LOW DENSITY RESIDENTIAL AND RE2 PRIVATE RECREATION, LOT 1-9 DP 215875, LOT 1 DP 503655, LOT 11 DP 240685, LOT 49 DP 707586, LOT 7 DP 240685; AND LOT 62 DP 755266, 49-65 WENTWORTH AVENUE AND 80-120 PACIFIC HIGHWAY DOYALSON**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 30 September 2021 for comment.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

Pacific Highway (HW10) is a classified State road and Wentworth Avenue is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW understands objective of the proposal is to rezone the site and amend the planning controls to allow for the relocation and expansion of Doyalson-Wyee RSL Club and gym to approximately 110 Pacific Highway, Doyalson and redevelop the site to incorporate low density residential dwellings, seniors housing, medical facilities, childcare centre, service station, food outlets, hotel accommodation and expand the recreation facilities to include an indoor sport facility, go cart track, paintball and expansion of the Raw Challenge course. The site will be redeveloped in approximately 6 stages over the next 20 years.

### **TfNSW response**

TfNSW has reviewed the referred information and provide the following comments to assist Council.

TfNSW raises no objection to the Planning Proposal in principle.

TfNSW has reviewed the SIDRA modelling for the proposed traffic control signals and has provided 'Agreement in Principle' for the modelling of the intersection based on the 10 year projected traffic volumes.

The delivery of the traffic control signals will be triggered via the lodgment of the first stage development application of the masterplan and may include a service station, fast food, childcare and medical facilities. In order to facilitate the timing of this requirement, it is recommended that the proponent either enter a planning agreement or a site specific development control plan (which includes a staging plan for the provision of necessary infrastructure and land release sequencing) is prepared to ensure the delivery of these works.

At development application stage, detailed traffic modelling will be provided based on the confirmed development footprint of the stage 1 land uses, further consultation will be undertaken with TfNSW at this stage.

The six stages of the development are proposed to be completed over a 20 year time frame. The modelling of the intersection is based on projected 10 year traffic volumes. Subsequently, future development applications will trigger the requirement for further traffic impact assessment and traffic modelling to enable assessment of the impact of the progressive developments on the Pacific Highway and to inform the requirement for future intersection upgrades by the developer.

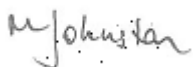
TfNSW understands that there is currently one developer for the entire six stages. TfNSW suggests that Council considers that an appropriate mechanism is in place to ensure that if any lots are on sold to different developers in the future, any intersection upgrade costs are apportioned accordingly.

As the construction of traffic signals and road works are required on Pacific Highway, TfNSW will require the developer to enter into a Works Authorisation Deed (WAD) with TfNSW. TfNSW would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act, as applicable, for all works under the WAD.

A Traffic Impact Assessment which addresses proposed traffic impacts and any required infrastructure upgrades at the Wentworth Avenue intersection will be required as part of the development application for the future residential stage.

Should you require further information please contact Tim Chapman, Development Services Case Officer, on 02 4908 7688 or 0412274356 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours sincerely



**Marg Johnston**

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